

NOTIFICATION PLANS

NSW SENIOR HOUSING DEVELOPMENT

LOTS: 57,58,59 & 60      D.P. 35818

10-14 MUNMURRA ROAD & 5 BERNADOTTE ST, RIVERWOOD



MUNMURRA ROAD AND BERNADOTTE STREET PERSPECTIVE

	LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718 Website: nsw.gov.au/homes-nsw	ARCHITECT:  Strategy Urban Design Architecture Interior Design	COVER SHEET				REV:	DATE:	PROJECT NO:	SHEET:
			10-14 MUNMURRA RD. & 5 BERNADOTTE ST, RIVERWOOD, NSW 2210 HOUSING DEVELOPMENT	LOTS 57,58,59 & 60 in DP 35818	SENIOR	2	21/12/2023	3418	N-01	





LEGEND:

Site Boundary

Existing Tree to be Removed

Existing Tree to be Retained

Proposed Tree

Concrete Footpath

Driveway and Parking Areas

AC

Air Condition units

HW

Hot water units

Private Terrace

Open Lawn Areas

Shrubs & Groundcovers

1 Bed Unit

2 Bed Unit

10-14 Munmurra Road & 5 Bernadotte Street, Riverwood - Plant Schedule						
Symbol		Botanic Name	Common Name	Mature H x W (m)	Pot size	Quantity
TREES						
Asm	*	<i>Acmena smithii</i>	Lilly Pilly	8 x 2	100L	0
Bm	*	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	3 x 2	45L	2
Ca	*	<i>Cupaniosis anacardioides</i>	Tuckeroo	7 x 5	100L	4
Er	*	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	12 x 5	100L	3
Ep	*	<i>Eucalyptus piperita</i>	Sydney Peppermint	15 x 12	100L	2
LiN	*	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle	6 x 3	100L	2
TI	*	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	8 x 4	100L	6
SHRUBS & ACCENTS						
An	*	<i>Asplenium nidus</i>	Birds Nest Fern	0.8 x 0.8	300mm	66
By		<i>Beschorneria yuccoides</i>	Mexican Lily	1.2 x 1.5	200mm	16
CBJ	*	<i>Callistemon</i> 'Better John'	Bottlebrush	1 x 1	200mm	62
GaF		<i>Gardenia augusta</i> 'Florida'	Gardenia	1.5 x 1.5	200mm	68
Mpa		<i>Murraya paniculata</i>	Orange Jasmine	3 x 2	200mm	48
NdN		<i>Nandina domestica</i> 'Nana'	Dwarf Sacred Bamboo	0.6 x 0.8	200mm	51
PX		<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron	0.6 x 0.6	200mm	92
PBW		<i>Phormium tenax</i> 'Bronze Warrior'	Bronze Warrior NZ Flax	1.5 x 1.5	200mm	3
PgR		<i>Photinia glabra</i> 'Rubens'	Dwarf Photinia	3 x 1.5	200mm	30
ROP		<i>Raphiolepis indica</i> 'Oriental Pearl'	Indian Hawthorn	1 x 1	200mm	115
RSM		<i>Raphiolepis indica</i> 'Snow Maiden'	Indian Hawthorn	0.8 x 0.8	200mm	98
Sr		<i>Strelitzia reginae</i>	Bird Of Paradise	1.2 x 1.5	200mm	11
SC	*	<i>Syzygium</i> 'Cascade'	Pink Flowering Lilly Pilly	3 x 2	200mm	93
WBG	*	<i>Westringia fruticosa</i> 'Blue Gem'	Coastal Rosemary	1 x 1	200mm	6
WGB	*	<i>Westringia fruticosa</i> 'Grey Box'	Coastal Rosemary	0.5 x 0.5	200mm	12
GROUNDCOVERS AND GRASSES						
Ao		<i>Agapanthus orientalis</i>	Agapanthus Blue	0.5 x 0.5	150mm	81
CCI	*	<i>Casuarina</i> 'Cousin It'	Cousin It She Oak	0.5 x 1.0	200mm	16
Cmi		<i>Clivia miniata</i>	Bush Lily	0.5 x 0.6	150mm	69
DcB	*	<i>Dianella caerulea</i> 'Breeze'	Dianella Breeze	0.6 x 0.6	150mm	217
Dr	*	<i>Dichondra repens</i>	Kidney Weed	0.1 x 1	150mm	12
HvM	*	<i>Hardenbergia violacea</i> 'Meena'	Happy Wanderer	0.4 x 2	150mm	106
LEG		<i>Liriope</i> 'Evergreen Giant'	Giant Liriope	0.6 x 0.6	150mm	103
Lm		<i>Liriope muscari</i>	Liriope	0.3 x 0.3	150mm	142
LT	*	<i>Lomandra</i> 'Tanika'	Lomandra Tanika	0.5 x 0.5	150mm	535
MpY	*	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla	0.2 x 1.5	150mm	173
PaN	*	<i>Pennisetum alopecuroides</i> 'Nafay'	Nafay Pennisetum	0.6 x 0.6	150mm	229
Vh	*	<i>Viola hederacea</i>	Native Violet	0.1 x 0.3	150mm	108

1:150 @ A1

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ARCHITECT & LANDSCAPE ARCHITECT:

Site/Landscape Plan

10-14 Munmurra Rd & 5 Bernadotte St, Riverwood, NSW 2210  
Senior Housing Development

Lots 57, 58, 59 & 60 in DP 35818

REV:  
  
A

DATE:  
  
14/02/2024

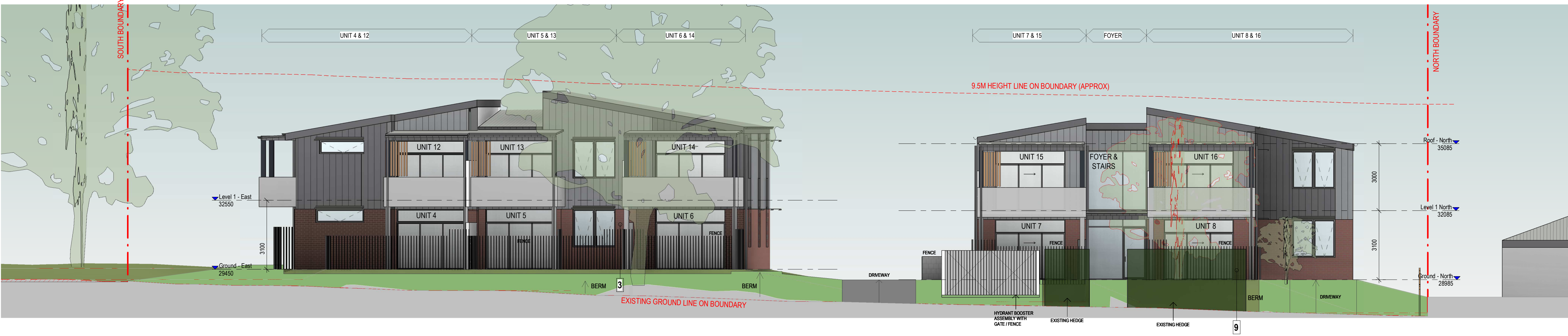
PROJECT NO:  
  
3418

SHEET:  
  
N-02

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

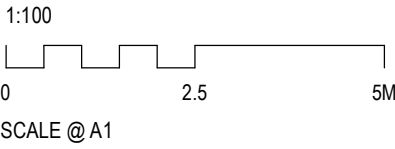




EAST ELEVATION  
1:100

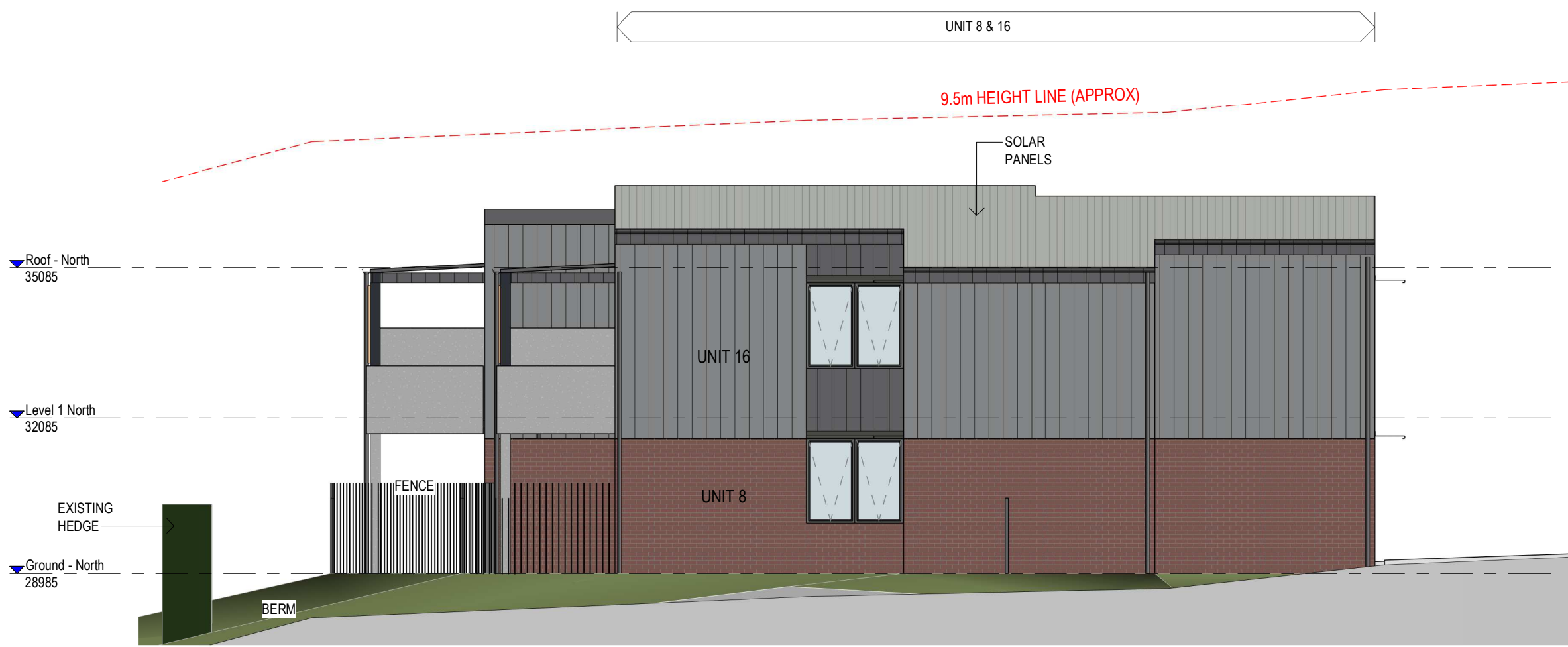
DEVELOPMENT DATA TABLE

PROPOSED DEVELOPMENT DATA - SEPP HOUSING 2021			
Site Area	2493 m <sup>2</sup>		
Number of dwellings	16 (8 x 1 Bed 8 x 2 Bed)		
	CONTROL	REQUIREMENT	PROPOSED
Front Setback	Georges River DCP	4.5m	6.3m / 6.4m
Side Setback	Georges River DCP	4m	3.4m / 3m
Rear Setback	Georges River DCP	6m	16.4m / 8.4m
Height	SEPP Housing 2021	9.5m building height (top of ridge)	8.7m maximum
Floor Space Ratio	SEPP Housing 2021	0.5 : 1	0.51 : 1
	Georges River LEP	0.5 : 1	0.51 : 1
Landscape	SEPP Housing 2021	35m <sup>2</sup> per unit = 560m <sup>2</sup> .	971m <sup>2</sup> .
Deep Soil Zone 15% of site with minimum dimensions of 3m	SEPP Housing 2021	15/100 x 2493 = 374m <sup>2</sup>	712m <sup>2</sup>
65% of this at rear	SEPP Housing 2021	65/100 x 712 = 462m <sup>2</sup>	363m <sup>2</sup>
70% of dwellings to have two hours sunlight to living areas and to associated private open space	SEPP Housing 2021	70/100 x 16 = 11.2 (12)	13/16 units - 81.2%
Parking	SEPP Housing 2021	1 bed = 0.5 = 12 2 bed = 1	12

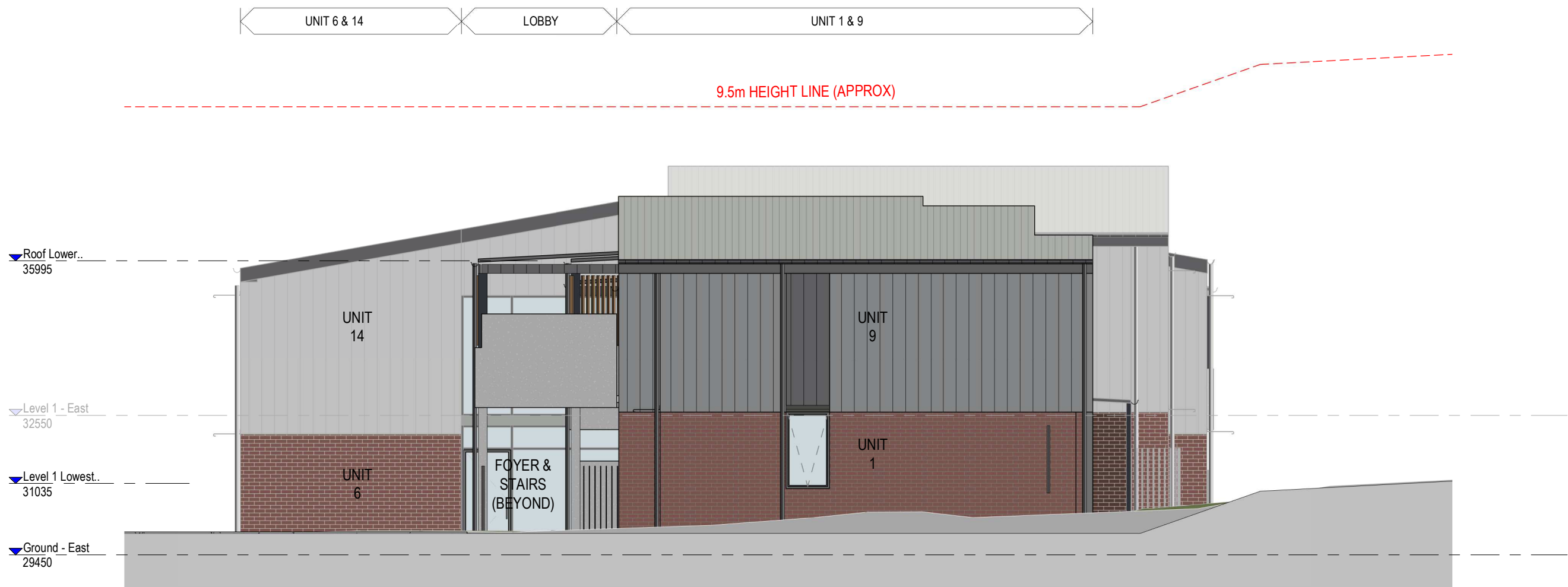


THIS DRAWING TO BE READ IN CONJUNCTION WITH EXTERNAL FINISHES

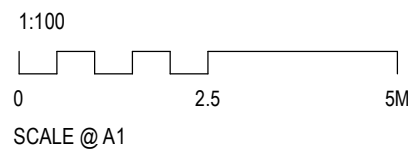
 LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718 Website: nsw.gov.au/homes-nsw	ARCHITECT:  Strategy Urban Design Architecture Interior Design	EXTERNAL ELEVATIONS			REV:  2	DATE:  21/12/2023	PROJECT NO:  3418	SHEET:  N-03
		10-14 MUNMURRA RD. & 5 BERNADOTTE ST, RIVERWOOD, NSW 2210	LOTS 57,58,59 & 60 in DP 35818	SENIOR				


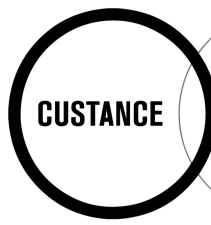


NORTH ELEVATION  
1 : 100

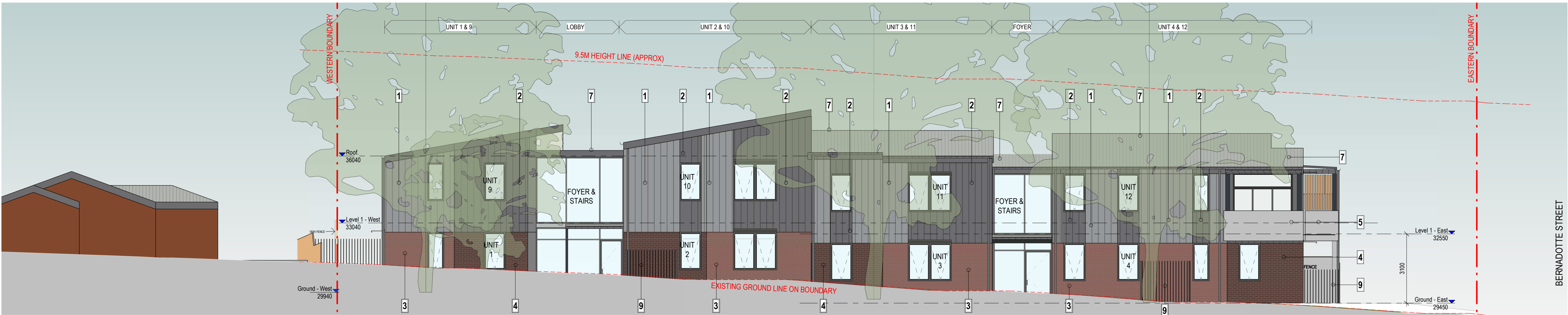


WEST ELEVATION  
1 : 100



 <p>LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No: 1800 738 718 Website: nsw.gov.au/homes-nsw</p>	ARCHITECT:  <p>Strategy Urban Design Architecture Interior Design</p>	<p>EXTERNAL ELEVATIONS</p> <p>10-14 MUNMURRA RD. &amp; 5 BERNADOTTE ST, RIVERWOOD, NSW 2210      LOTS 57,58,59 &amp; 60 in DP 35818      SENIOR</p> <p>HOUSING DEVELOPMENT</p>	REV:  2	DATE:  21/12/2023	PROJECT NO:  3418	SHEET:  N-04
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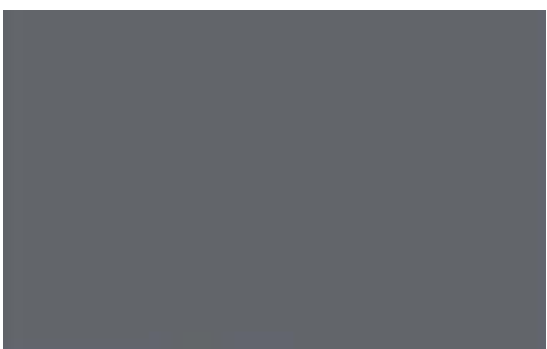
- FINISHES LEGEND**
1. "Bluegum" Wall Cladding
  2. "Basalt" Wall Cladding
  3. Medium Face brick
  4. Dark Face brick
  5. Concrete Balcony wall
  6. "Monument" downpipes
  7. "Southerly" roofing
  8. Breeze block wall
  9. Pallisade fencing
  10. "Monument" guttering
  11. Balustrade screen to ramped path.
  12. Balcony screening (Timber)

FRONT ELEVATION - MUNMURRA ROAD (SOUTH)  
1 : 100

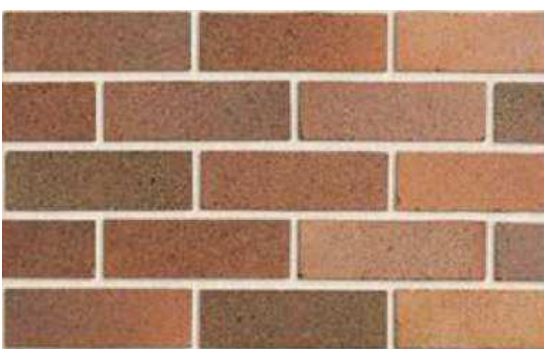
**MATERIALS & COLOURS**



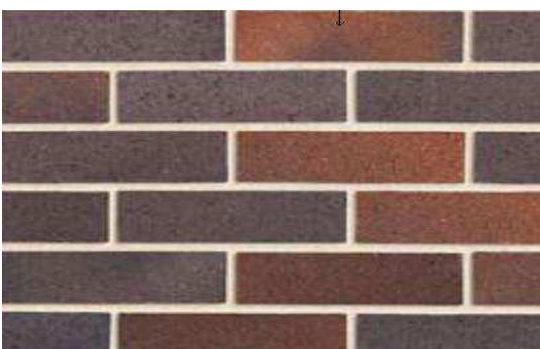
1. MEDIUM COLOURED WALL CLADDING



2. DARK COLOURED WALL CLADDING



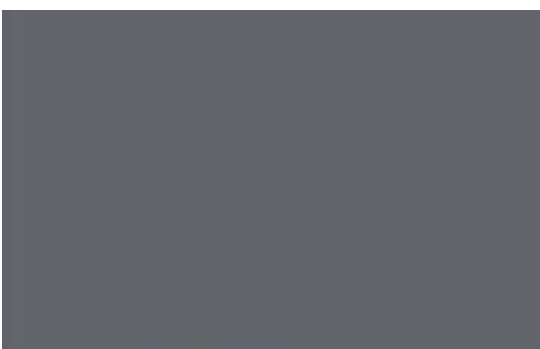
3. MEDIUM FACE BRICK



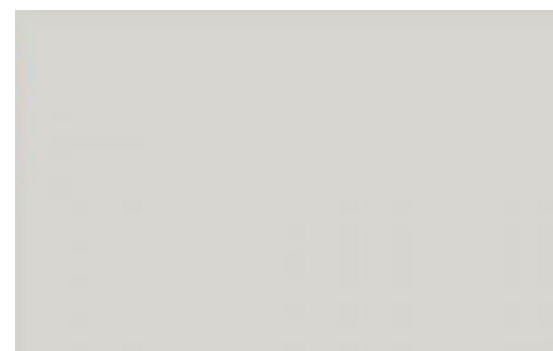
4. DARK FACE BRICK



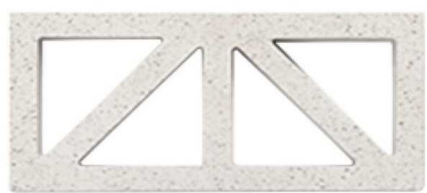
5. CONCRETE BALCONY



6. DARK COLOURED DOWNPIPES, FACIAS, FLASHINGS, BALCONY POSTS & AWNINGS



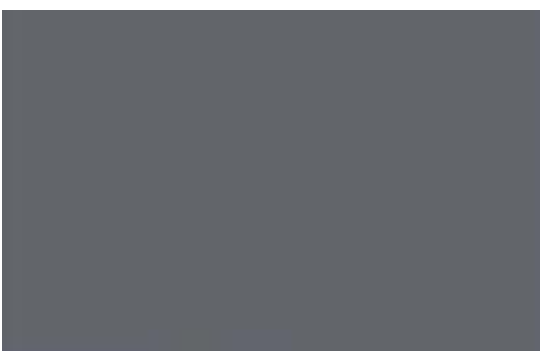
7. LIGHT COLOUR ROOFING



8. BREEZE BLOCK



9. PALLISADE FENCE



10. DARK GUTTERS



11. BALUSTRADE SCREEN TO RAMPED PATH.



12. LIGHT BALCONY SCREENING

1:100  
0 2.5 5M  
SCALE @ A1



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ARCHITECT:



**EXTERNAL FINISHES**

10-14 MUNMURRA RD. & 5 BERNADOTTE ST, RIVERWOOD, NSW 2210  
HOUSING DEVELOPMENT

LOTS 57,58,59 & 60 in DP 35818

SENIOR

REV:

2

DATE:

21/12/2023

PROJECT NO:

3418

SHEET:

N-05





NOTIFICATION - SHADOW DIAGRAM - 9am. 21st June  
1 : 300



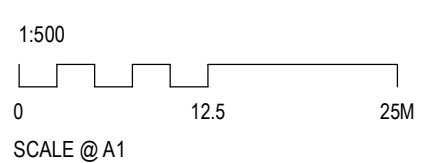
NOTIFICATION - SHADOW DIAGRAM - 12 noon 21st June  
1 : 300





NOTIFICATION - SHADOW DIAGRAM - 3pm 21st June  
1 : 300

#### SHADOW LEGEND

- GREY FILL INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT
- BROWN FILL INDICATES SHADOW CAST BY EXISTING NEIGHBOURS



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